

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jackson**

State: **TN**

PJ's Total HOME Allocation Received: **\$4,921,466**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	89.39 %	89.68 %	3	90.66 %	38	40	
% of Funds Disbursed	86.39 %	80.75 %	1	81.06 %	66	71	
Leveraging Ratio for Rental Activities	12.66	1.55	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.55 %	82.70 %	3	81.27 %	41	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.16 %	76.04 %	6	68.23 %	41	42	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	38.10 %	63.68 %	8	79.86 %	4	3	
% of 0-30% AMI Renters to All Renters***	23.81 %	42.53 %	8	44.82 %	20	16	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	69.50 %	1	94.65 %	100	100	
Overall Ranking:			In State:	4 / 8	Nationally:	44	40
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,329	\$13,719		\$25,419	21 Units	10.70 %	
Homebuyer Unit	\$8,376	\$12,238		\$14,530	134 Units	68.00 %	
Homeowner-Rehab Unit	\$32,478	\$24,422		\$20,251	42 Units	21.30 %	
TBRA Unit	\$0	\$10,320		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,919	\$35,666	\$32,504
State:*	\$41,243	\$68,207	\$31,921
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.71

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	22.4	2.4	0.0
Black/African American:	100.0	76.9	97.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	42.9	29.1	31.0	0.0
2 Persons:	14.3	35.1	35.7	0.0
3 Persons:	19.0	21.6	21.4	0.0
4 Persons:	9.5	9.7	4.8	0.0
5 Persons:	14.3	3.0	2.4	0.0
6 Persons:	0.0	0.7	4.8	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.9	29.9	7.1	0.0
Elderly:	14.3	3.7	57.1	0.0
Related/Single Parent:	19.0	48.5	16.7	0.0
Related/Two Parent:	4.8	11.2	14.3	0.0
Other:	0.0	6.7	4.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	61.9	0.0 [#]
HOME TBRA:	4.8	
Other:	0.0	
No Assistance:	33.3	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

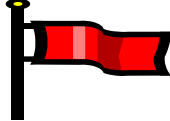
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 44
 State Rank: 4 / 8 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 40
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	96.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	70.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	38.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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